

MISSION STATEMENT

HEADQUARTERED IN AUSTIN, TEXAS THE HOLDSWORTH CENTER WILL OFFER WORLD CLASS TRAINING AND LEADERSHIP DEVELOPMENT TO PUBLIC SCHOOL DISTRICTS SELECTED TO PARTICIPATE THROUGH A GENEROUS MULTI-YEAR INVESTMENT PROVIDED BY FOUNDER CHARLES BUTT, A LIFELONG ADVOCATE FOR PUBLIC EDUCATION. THE HOLDSWORTH CENTER WILL BE NAMED AFTER CHARLES BUTT'S MOTHER, MARY ELIZABETH HOLDSWORTH BUTT, AN EDUCATOR AND DEDICATED PHILANTHROPIST, THE CENTER'S GOAL IS TO SUCCESSFULLY SUPPORT AND DEVELOP THE LEADERS OF THE MORE THAN 1,200 PUBLIC SCHOOL DISTRICTS IN TEXAS IN ORDER TO IMPROVE THE QUALITY OF EDUCATION OFFERED IN THE CLASSROOM. THE CENTER STAFF WILL WORK WITH DISTRICTS OVER A PERIOD OF APPROXIMATELY FIVE YEARS TO EMPOWER INDIVIDUAL LEADERS INCLUDING SUPERINTENDENTS, PRINCIPALS AND OTHER KEY ADMINISTRATORS TO REACH THEIR FULLEST POTENTIAL. STAFF WILL ALSO ASSIST DISTRICTS IN ESTABLISHING A COMMON VISION AND STRATEGIC ROADMAP FOR IDENTIFYING, CULTIVATING AND DEVELOPING FUTURE LEADERS. HOLDSWORTH PARTICIPANTS WILL EXPLORE THEIR PERSONAL LEADERSHIP THROUGH A UNIQUE SET OF EXPERIENCES INCLUDING INTERNATIONAL TRAVEL, EXPOSURE TO THE BEST MILITARY AND PRIVATE INDUSTRY LEADERSHIP EXPERTS IN THE COUNTRY AND FACILITATED LECTURES WITH EXPERT FACULTY AND GROUP DISCUSSION. ADDING TO THE EXPERIENCE WILL BE THE ENVIRONMENT IN WHICH ALL THIS TAKES PLACE - A RETREAT SETTING THAT PROMOTES REFLECTION, THOUGHT AND DIALOG. CLASSES AND GROUP PROJECTS WILL FOCUS ON CRITICAL TOPICS SUCH AS CHANGE MANAGEMENT, EFFECTIVE TEAMING, BOARD RELATIONS AND BEST PRACTICES IN TALENT MANAGEMENT, JUST TO NAME A FEW. AS THE SECOND LARGEST STATE IN THE COUNTRY AND HOME TO APPROXIMATELY 10% OF THE NATION'S CHILDREN, TEXAS HAS A TREMENDOUS RESPONSIBILITY TO PROVIDE THE HIGHEST QUALITY EDUCATION TO ALL STUDENTS. THE HOLDSWORTH CENTER WILL HELP TO ENSURE THAT WE HAVE INSPIRED AND ENLIGHTENED LEADERS AT EVERY LEVEL WITHIN THE EDUCATION SYSTEM MAKING DAILY DECISIONS THAT POSITIVELY IMPACT THE FUTURE OF OUR STUDENTS AND THE STATE. THE HOLDSWORTH CENTER REPRESENTS A UNIQUE AND EXCEPTIONAL COMMUNITY BENEFIT DEDICATED TO THE IMPROVEMENT AND ENHANCEMENT OF PUBLIC EDUCATION.

SITE DEVELOPMENT REGULATIONS

1. THE HOLDSWORTH CENTER SHALL FOLLOW "LA" ZONING SITE DEVELOPMENT REGULATIONS, EXCEPT AS MODIFIED HERE AND WITHIN THE LAND USE PLAN AND RELATED EXHIBITS.
2. THE MAXIMUM BUILDING HEIGHT MAY NOT EXCEED 40 FEET FOR PORTIONS OF THE SITE LOCATED AT OR BELOW 520' ABOVE SEA LEVEL AND THE MAXIMUM BUILDING HEIGHT IS 25 FEET FOR PORTIONS OF THE PROPERTY LOCATED HIGHER THAN 520' ABOVE SEA LEVEL.
3. THE MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED 8.8-ACRES, OR 19.92 PERCENT ON A GROSS SITE BASIS.
4. PERMITTED LAND USES WITHIN THE HOLDSWORTH CENTER PUD SHALL INCLUDE MEETING FACILITIES, SLEEPING QUARTERS FOR NO MORE THAN 250 INVITEES, COMMON AREA DINING FACILITIES, ADMINISTRATIVE OFFICES FOR UP TO 50 STAFF MEMBERS, RECREATIONAL FACILITIES, ONE PERMANENT RESIDENCE FOR HOLDSWORTH CENTER STAFF, ACCESSORY USES, PARKING AND RELATED FACILITIES AND USES. THE FACILITIES MAY BE LEASED FOR OTHER PURPOSES FOR UP TO A MAXIMUM OF 150 DAYS PER YEAR. ANY RENTAL OF THE FACILITIES FOR ALL OR PART OF A DAY FOR

ANY PURPOSE BY A PARTY OTHER THAN THE HOLDSWORTH FOUNDATION FULFILLING ITS EDUCATIONAL MISSION SHALL BE COUNTED AS ONE OF THE 150 DAYS. AS AN EXAMPLE, A LUNCHEON OR OTHER RENTAL BY A THIRD PARTY THAT DOES NOT LAST AN ENTIRE DAY ON SITE SHALL BE CALCULATED AS ONE DAY TOWARDS THE ANNUAL MAXIMUM DAYS ALLOWED. BY CONTRACT WITH POTENTIAL USERS AND THE PUD ITSELF, ANY SUCH USES SHALL BE REQUIRED TO COMPLY WITH ALL OF THE CONDITIONS OF THE PUD, INCLUDING BUT NOT LIMITED TO MAXIMUM DAILY TRIPS, PARKING, VAN POOLING, LIGHTING, NOISE LEVELS AND SO ON. NOTWITHSTANDING THE FOREGOING, BEGINNING IN 2024, THE TOTAL NUMBER OF DAYS THE FACILITIES ARE LEASED TO THIRD PARTIES SHALL NOT EXCEED THE TOTAL NUMBER OF DAYS THE FACILITY IS UTILIZED FOR PURPOSES OF IMPROVING AND ENHANCING PUBLIC EDUCATION.

5. HOTEL/MOTEL USE FOR DAILY RENTAL USE TO THE GENERAL PUBLIC SHALL BE PROHIBITED.
6. THE HOLDSWORTH CENTER SHALL IMPLEMENT AN OUTDOOR LIGHTING PLAN TO MINIMIZE LIGHT POLLUTION USING "DARK SKY" DESIGN GUIDELINES AND TECHNIQUES. ALL LIGHT FIXTURES SHALL BE OPERATED SO AS NOT TO PRODUCE AN INTENSE GLARE OR DIRECT ILLUMINATION ACROSS THE PROPERTY LINE. ALL EXTERIOR LIGHT FIXTURES MUST BE FULLY SHIELDED, INDIRECT, DOWN LIGHTS, SHIELDED AND DIFFUSED. LIGHTS SHALL BE A LED SOURCE AND LIGHT BEAM SHALL BE CONTROLLED AND NOT DIRECTED ACROSS ANY PROPERTY LINE ABOVE A HEIGHT OF THREE FEET. THE MAXIMUM INTENSITY MEASURED AT THE PROPERTY LINE SHALL BE 0.5 FOOT CANDLES.
7. AT TIME OF SITE PLAN, AN 8 FOOT WIDE MULTI-MODAL EASEMENT ALONG RM 2222 SHALL BE DEDICATED TO THE CITY OF AUSTIN.

PARKING AND LOADING

8. THE HOLDSWORTH CENTER SHALL COMPLY WITH THE SPECIAL PARKING DETERMINATION SCHEDULE B.
9. THE HOLDSWORTH CENTER PUD SHALL COMPLY WITH A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM APPROVED BY THE DIRECTOR OF THE AUSTIN TRANSPORTATION DEPARTMENT TO REDUCE VEHICULAR TRIPS TO AND FROM THE HOLDSWORTH PUD.
10. ALL PEDESTRIAN, BICYCLE, AND VEHICULAR ACCESS SHALL BE PROVIDED ACCORDING TO EXHIBIT K, ACCESS AND MOBILITY PLAN.
11. THE HOLDSWORTH CENTER SHALL COMPLY WITH CURRENT CITY, STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.

BOAT DOCK

12. UP TO THREE DOCKS WITH NECESSARY ACCESS THROUGH THE CRITICAL WATER QUALITY ZONE SHALL BE PERMITTED ON THE HOLDSWORTH CENTER PROPERTY. ONE OF THE THREE DOCKS SHALL BE PERMITTED TO HAVE TWO BOAT SLIPS WITH MECHANICAL LIFTS AND THAT DOCK SHALL BE

PERMITTED TO EXTEND INTO THE LAKE UP TO A MAXIMUM OF SIXTY FEET FROM THE SHORELINE. THE OTHER TWO DOCKS SHALL BE USED AS "DAY DOCKS," WITH NO MECHANICAL EQUIPMENT AND SHALL BE PERMITTED TO EXTEND INTO THE LAKE UP TO THIRTY FEET FROM THE SHORELINE. THE THREE DOCKS SHALL NOT EXCEED 3,900 SQUARE FEET IN THE AGGREGATE.

13. ALL OTHER PROVISIONS WITHIN SECTION 25-2, ARTICLE 13. DOCKS, BULKHEADS, AND SHORELINE ACCESS, RELATED TO RESIDENTIAL DOCKS SHALL BE MET.

CONSTRUCTION, BUILDING AND NOISE

14. NEW BUILDINGS CONSTRUCTED FOR THE SITE SHALL INCORPORATE EARTH TONE COLORS AND LOCAL MATERIALS. ROOFS SHALL BE CONSTRUCTED IN A MANNER TO MINIMIZE GLARE.
15. CONSTRUCTION HOURS SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN REGULATIONS AND LIGHTING SHALL BE LIMITED SO AS TO MINIMIZE LIGHT GLARE ON SURROUNDING RESIDENTIAL NEIGHBORS.
16. MAY NOT USE SOUND EQUIPMENT THAT PRODUCES SOUND AUDIBLE BEYOND THE PROPERTY LINE BETWEEN 10:00 P.M. AND 10:00 A.M. IN ADDITION, THE NUMBER OF DAYS IN WHICH SOUND AUDIBLE BEYOND THE PROPERTY LINE IS ALLOWED IS A MAXIMUM OF 30 DAYS PER YEAR. THIS IS INCLUSIVE OF EDUCATIONAL PURPOSES AS WELL AS FACILITIES USE BY THIRD PARTIES.

ENVIRONMENTAL

17. THE HOLDSWORTH CENTER SHALL PRESERVE ALL HERITAGE TREES ON THE SITE. A MINIMUM OF 75% OF THE CALIPER INCHES ASSOCIATED WITH NATIVE PROTECTED TREES (FOR TREES 19" AND GREATER) SHALL BE PRESERVED. A MINIMUM OF 75% OF ALL NATIVE CALIPER INCHES (6" AND GREATER) SHALL BE PRESERVED.
18. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH CITY OF AUSTIN LAND DEVELOPMENT CODE AND CRITERIA AND THIS PUD ORDINANCE. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



Request for Special Parking Determination Schedule B

Case Number: Holdsworth Center PUD - C814-2017-0024

Applicant's Name:	David Armbrust	Phone #:	(512) 435-2301
Location:	100 Congress Avenue	Date:	9/25/2017

Proposed Uses:

		Office Use Only	
Type	Size	Parking Ratio	Required Parking
Dorm Beds	250 beds	1 space per bed	250
Holdsworth Staff	50 employees	1.5 spaces per employee	75
Office	47,000 SF	--	0
Gymnasium/Classroom	77,000 SF	--	0
		Total Vehicular Parking	325
		10% TDM Parking Reduction	33
		Required Parking after Parking Reductions (10%)	292
		Total Bicycle Parking	16
		Total Off-Street Loading	1

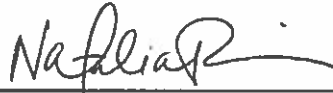
Other Information:

The Holdsworth Center is a campus facility dedicated to providing training to Texas public educators. The site functions as a closed campus for the attendees and will not be open to the public. The development will provide the following:

- A maximum number of 250 beds, one bed per attendee; therefore, no more than 250 attendees will be sleeping overnight within the facility.
- A maximum of 50 employees to provide basic services during and after the training sessions.
- Guest speakers and lecturers to provide training to the public educators during the training sessions.
- Offices and classrooms for the use of the attendees during the training sessions.
- Various amenities for the use of the attendees during the training sessions.

The facility will provide Transportation Demand Management (TDM) techniques as indicated within the PUD Ordinance or Exhibits. The TDM measures include, but are not limited to, providing shuttle services to the facility for all attendee; therefore, a 10% parking reduction has been granted.

Completed By:



Natalia Rodriguez, Planner III

Development Services Department

512-974-3099

Phone

September 25, 2017

Date